

Cashiers Area Community Planning Council

Minutes

August 23, 2021
5:00 p.m.
Village Green (Commons Hall)

Members	Present	Absent	Members	Present	Absent	Members	Present	Absent
David Bond	X		Doug Homolka	X		Daniel Fletcher	X	
Glenn Ubertino	X		Carole Stork	X		<i>Vacant</i>		
Michael Cox		X						

Staff Present

Michael Poston- Planning Director
John Jeleniewski- Senior Planner
Heather Baker- County Attorney
Anna Harkins- Planner I
Allison Kelley- Administrative Assistant

Others Present

Glenda Hood, ULI Trustee
Tom Eitler, ULI Founder and President

Call to Order

Vice Chairman Glenn Ubertino called the meeting to order at 5:05 p.m. and a quorum was present.

Additions to/Approval of the Agenda

Daniel Fletcher made a motion to reorder the agenda item to reflect letter b) "The Ridge community identification sign" under "New Business" and to remove agenda item "Proposed Amendment Evaluation" and "Proposed Amendment: Michael Cox" to a future work session meeting. David Bond seconded the motion, and it carried unanimously.

New Business

a) **Urban Land Institute Presentation: Tom Eitler**

The Urban Land Institute (ULI) is a nonprofit 501C3 that was founded in Chicago, Illinois in 1936 and the program that Mr. Eitler runs called advisory services has been operating since 1947. ULI is a multidisciplinary membership group of developers, planners, land economists, public officials, people involved in real estate development and public policy. ULI conducts research, organize meetings and provided advice on urban development. ULI has conducted over 700 panels in 700 communities in the United States, Canada, Europe, and Asia. The advisory services program began looking at downtown areas, revitalization, new urban development and as that has progressed over the years and the focus has changed to economic development, affordable housing, infrastructure, transportation and resiliency. ULI panels focus on listening to the community, learn what they have learned and include all of the plans that the County has done as part of the information absorbed. The ULI panel process will begin with reviewing information that is provided in a briefing book prior to coming to Cashiers. The panel will then spend a week in Cashiers that includes a presentation from their sponsor, tour of the area, and then they would conduct stakeholder interviews and community interviews that are anonymous. At the end of the week the panel will provide a presentation to the community and

Council of their findings and recommendations. The ULI panel will form a more detailed report that is approximately 40 pages of strategic advice and recommendations.

Panel members could consist of real estate developers, land economists, urban planners, architects, public officials, planning directors, transportation experts, etc. and would consist of up to ten members. ULI has also done reports for smaller communities such as Delta, Colorado or Mountain Lake, Virginia and all of those reports are located on their website for anyone to be able to review and download. Including the recommendations, the ULI panel would suggest hiring the right people to implement the strategic advice such as consultants for code writing.

The Council had questions if the panel could answer if Cashiers should incorporate. The ULI panel will answer any of the questions that the sponsor which typically is not one entity but could include the Council, Chamber and County, etc. that has asked them to provide an answer about. There was a question if the panel could answer if they should consider moving to a form based code. The panel can evaluate if it makes sense to do a form based code if that is one of the questions asked by the sponsors. Also, there was a question on how they could provide adequate data and information of Cashiers because the panel is considering coming in November which they would not be able to see Cashiers during its seasonal population. A solution is they could provide photographs, time lapse to show traffic issues and they could consider setting up a program for drone work.

A community member encouraged that ULI take into consideration and include in their studies education and the schools within the area.

b) The Ridge community identification sign

Mr. Jeleniewski presented the staff report for project The Ridge Subdivision by applicant Vincent K. Barnell (owner/developer) located at 81 Lone Panther Ridge, Cashiers; PIN 7572-00-3317. The applicant is requesting approval for a community identification sign.

Ordinance Standards:

- General. Signs located at the entrance to residential communities shall be permitted identification signage in accordance with the standards below. The computation of sign area shall be as set forth elsewhere in this section. No portion of any sign shall encroach into the right-of-way. Approval by the Cashiers Community Planning Council and sign permits are required for community identification signs.
- On-premise signs. Residential communities abutting a public road and with an entrance from the public road are permitted one community identification sign per entrance from a public road. The sign shall meet the following requirements:
 - Type — the sign may be a pole sign or a monument sign.
 - Height — the maximum height of the sign shall be six feet.
 - Size — the maximum size of the sign shall be 24 square feet per face, with each sign permitted two faces.
 - Setback — signs shall be setback such that the closest edge of the sign is a minimum of five feet from any property line.
 - Only one sign shall be permitted at any location.
 - Proposed on-premise community identification signs shall be reviewed and approved by the Cashiers Community Planning Council.

Staff's recommendation is to approve The Ridge community identification sign under the condition that all proposed construction/installation be in accordance the standards listed above.

David Bond made a motion to approve The Ridge Subdivision community identification sign.

Daniel Fletcher seconded the motion, and it carried unanimously.

Doug Homolka made a motion to schedule the work session meeting for Tuesday, September 28, 2021 at 2:00 p.m. Glenn Ubertino seconded the motion, and it carried unanimously.

Public Comment

- Stephanie Edwards: She stated the Council is addressing the effort to move forward the ULI project and the next step is to fund the project locally. The Chamber has information

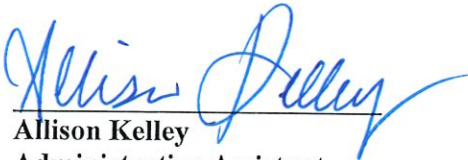
available regarding contributing to the project here and on their website. The Chamber hopes to raise the funds within the next couple of weeks to show they are committed and to get on the ULI's calendar. Also, the Chamber would ask for financial support from the County regarding the ULI project.

- Mary Palmer Dargan: She has been watching a shopping list develop for considerations for large developments, the future, and considerations for ULI and the County UDO. We would like to have studies for traffic mitigation for large developments, erosion control and aerial lake rotation studies, stormwater control especially regarding recent flood problems that have rerouted some roads. Also, water approved for projects and addressing the loss of groundwater for the different local wells given a big development, sewer and septic approval prior to any candidate moving forward, heritage tree and buffer zones for neighborhoods to be considered as part of this research. In addition, a number of large buildings to be defined on single developments as there is many large buildings in one small space, workforce housing considerations, and an historic preservation district overlay.
- Robin Walker: She thanked Mr. Eitler for the presentation and for the Council's words that we still have work to do in the meantime. Best case scenario if we do hire the ULI panel and they come in and do the research and report, the County still has to hire a consultant to write the code. That process could take twelve months and there could be a number of projects that come in during that time. She asked the Council to please consider these numeric standards that they are asking for as they are critical and we have the knowledge that it does not wait until the process is done for applications to come in.

Adjournment

With no further business to discuss, Doug Homolka made a motion to adjourn. Daniel Fletcher seconded the motion, and the meeting adjourned at 6:24 p.m.

Respectfully Submitted,



Allison Kelley
Administrative Assistant



Cashiers Planning Council Chairman